

082.0

0004

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

695,900 /

695,900

USE VALUE:

695,900 /

695,900

ASSESSED:

695,900 /

695,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		SUNSET RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SETTLEMYRE KEVIN	
Owner 2:	SETTLEMYRE SUZANNA S	
Owner 3:		

Street 1:	38 SUNSET RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	GARRATY KATHARINE -
Owner 2:	-
Street 1:	38 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:	
Type:	

NARRATIVE DESCRIPTION
This parcel contains 4,581 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1448 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4581.000	305,000	700	390,200	695,900		51419
							GIS Ref
							GIS Ref
							Insp Date
							09/15/18

Total Card	0.105	305,000	700	390,200	695,900	Entered Lot Size
Total Parcel	0.105	305,000	700	390,200	695,900	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	480.59	/Parcel:	480.5	Land Unit Type:
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Parcel ID 082.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,100	700	4,581.	390,200	696,000	696,000	Year End Roll	12/18/2019
2019	101	FV	246,100	700	4,581.	384,600	631,400	631,400	Year End Roll	1/3/2019
2018	101	FV	253,800	0	4,581.	295,400	549,200	549,200	Year End Roll	12/20/2017
2017	101	FV	253,800	0	4,581.	278,700	532,500	532,500	Year End Roll	1/3/2017
2016	101	FV	253,800	0	4,581.	256,400	510,200	510,200	Year End	1/4/2016
2015	101	FV	228,400	0	4,581.	239,700	468,100	468,100	Year End Roll	12/11/2014
2014	101	FV	228,400	0	4,581.	220,700	449,100	449,100	Year End Roll	12/16/2013
2013	101	FV	228,400	0	4,581.	220,700	449,100	449,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRATY KATHARI	45525-174		7/1/2005		466,000	No	No		
GARRATY JOHN A-	37531-464		1/2/2003	Family		10	No		
	19980-544		8/1/1989		190,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2014	675	Addition	27,275					
9/10/2008	1018	Manual	2,000					replace front stai
6/26/2006	513	Manual	9,000					re-build stone ret
8/9/1995	461		4,200					ADD WDK 10X14

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
6/25/2015	Permit Insp	PC	PHIL C
6/26/2014	Info Fm Prmt	PC	PHIL C
3/4/2009	Measured	189	PATRIOT
11/9/2005	MLS	MM	Mary M
2/26/2000	Missed Appt.	276	PATRIOT
1/20/2000	Mailer Sent		
1/12/2000	Measured	277	PATRIOT
8/1/1989		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	4581		Sq. Ft.	Site		0	70.	1.22	6										390,201						390,200	



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	- Colonial			Full Bath: 2	Rating: Good			RESIDENTIAL GRID										
Sty Ht: 2	- 2 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2	- Conc. Block			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath:	Rating:													
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 1	- Gable																	
Roof Cover: 1	- Asphalt Shgl																	
Color: grey																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES														
Grade: C	- Average			Kits: 1	Rating: Good													
Year Blt: 1928	Eff Yr Blt:			A Kits:	Rating:													
Alt LUC:	Alt %:			Fpl: 1	Rating: Good													
Jurisdct: G16	Fact: .			WSFlue:	Rating:													
Const Mod:				CONDOS INFORMATION														
Lump Sum Adj:				Location:														
INTERIOR INFORMATION				Total Units:														
Avg Ht/FL: STD				Floor:														
Prim Int Wall: 2	- Plaster			% Own:														
Sec Int Wall:				Name:														
Partition: T	- Typical			DEPRECIATION														
Prim Floors: 3	- Hardwood			Phys Cond: GD	- Good			18.6	%	Exterior:	No Unit	RMS	BRs	FL				
Sec Floors:				Functional:						Interior:	1	9	3	M				
Bsmnt Flr: 12	- Concrete			Economic:						Additions:								
Subfloor:				Special:						Kitchen:								
Bsmnt Gar: 1				Override:						Baths:								
Electric: 3	- Typical			Total:	18.6	%			Plumbing:									
Insulation: 2	- Typical			CALC SUMMARY						Electric:								
Int vs Ext: S				COMPARABLE SALES						Heating:								
Heat Fuel: 2	- Gas			Basic \$ / SQ: 125.00						General:								
Heat Type: 3	- Forced H/W			Size Adj.: 1.35000002														
# Heat Sys: 1				Const Adj.: 0.98990101														
% Heated: 100				Adj \$ / SQ: 167.046														
Solar HW: NO				Other Features: 94250														
% Com Wall				Grade Factor: 1.00														
				NBHD Inf: 1.00000000														
				NBHD Mod:														
				LUC Factor: 1.00														
				Adj Total: 374723														
				Depreciation: 69698						Juris. Factor: 1.00	Before Depr: 167.05							
				Depreciated Total: 305024						Special Features: 0	Val/Su Net: 123.98							
										Final Total: 305000	Val/Su SzAd: 233.90							
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:	
SPEC FEATURES/YARD ITEMS				PARCEL ID 082.0-0004-0005.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
19	Patio	D	Y	1	14X12	A	AV	2010	4.48	T	7.2	101			700		700	
More: N				Total Yard Items:				700	Total Special Features:								Total:	700